(AKA PART OF THE EAST 30 FT OF L S OF R/W OF US-90 & PART OF THE OF LOT 2 LYING S OF R/W OF US-90

GENERATIONS PROPERTIES, LLC
343 NW COLE TER, SUITE 201
LAKE CITY, FL 32055

**2027**

**35-3S-16-02578-002**

## BUILDING CHARACTERISTICS

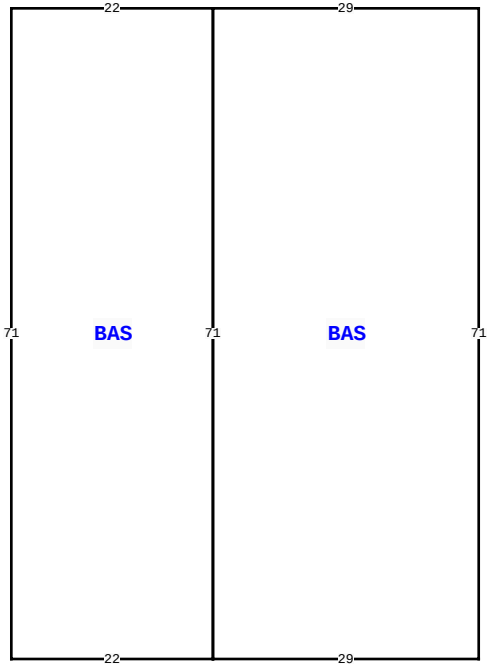
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 9 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 35316.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,562 | 100 | | 1,562 | 166,826 |
| BAS | 2,059 | 100 | | 2,059 | 219,907 |
| TOTALS | 3,621 | | | 3,621 | 386,733 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3900 | 04 | 3,621 | 129.1105 | 113.62 | 411,418 | 2017 | 2017 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SHOP COMTY 0% - 2023 Heated Area: 3621 HX Base Yr




2786 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 386,733 |
| TOTAL MARKET OB/XF VALUE | 64,020 |
| TOTAL LAND VALUE - MARKET | 494,848 |
| TOTAL MARKET VALUE | 945,601 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 945,601 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 945,601 |
| TOTAL JUST VALUE | 945,601 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 945,601 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045788 | Remodel | 250,000 | 10/27/2022 |
| 16-1431 | COMMERCIAL | 0 | 01/09/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1470/37 | 6/28/2022 | WD | Q | I | 01 | 1,100,000 |
| GRANTOR: RIMROCK HERITAGE LLC | | | | | | |
| GRANTEE: GENERATIONS PROPERT | | | | | | |
| 1316/2730 | 6/14/2016 | WD | Q | I | 01 | 550,000 |
| GRANTOR: LYONS PROPERTY HOLDIN | | | | | | |
| GRANTEE: RIMROCK HERITAGE LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S71 E29 N71 $
BAS=[ORIG=-29,0] W22 S71 E22 N71 $
.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 3,100.00 | UT | 3.00 | 3.00 | 100 | 2017 | 2017 | 3 | 100 | 9,300 | |
| 2 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 120.00 | UT | 11.00 | 11.00 | 100 | 2017 | 2017 | 3 | 100 | 1,320 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 24,450.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 48,900 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 3.00 | UT | 1,500.00 | 1,500.00 | 100 | 2017 | 2017 | 3 | 100 | 4,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 64,020

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1610 | C | SH CTR NHD | 0 | | CG | 0.00 | 0.00 | 30,928.00 | SF | | 1.00 | 1.00 | 1.00 | 16.00 | 16.00 | 494,848 | | | | | | | |

REVIEW DATE 02/06/2024 BY mark Total Acres: 0.71 Total Land Value: 494,848 Market: 0 Agricultural: 0 Common: 494,848 PRINTED 11/16/2026 BY SYS